090.0	0004	0021.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,200 /	722,200
					USE VALUE:	722,200 /	722,200
					ASSESSED:	722,200 /	722,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHIN NELSON M & MICHELLE L
Owner 2:	
Owner 3:	
Street 1:	54 CANDIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRAPANI SALVATORE/ETAL -
Owner 2:	TRAPANI JANET B -
Street 1:	23 JEFFREY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,019 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8019.000	259,800		462,400	722,200
Total Card	0.184	259,800		462,400	722,200
Total Parcel	0.184	259,800		462,400	722,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.35 | /Parcel: 537.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	57985
GIS Ref	
GIS Ref	
Insp Date	04/18/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,800	0	8,019.	462,400	722,200	722,200	Year End Roll	12/18/2019
2019	101	FV	214,800	0	8,019.	469,000	683,800	683,800	Year End Roll	1/3/2019
2018	101	FV	214,800	0	8,019.	350,100	564,900	564,900	Year End Roll	12/20/2017
2017	101	FV	214,800	0	8,019.	317,100	531,900	531,900	Year End Roll	1/3/2017
2016	101	FV	214,800	0	8,019.	303,900	518,700	518,700	Year End	1/4/2016
2015	101	FV	202,000	0	8,019.	257,600	459,600	459,600	Year End Roll	12/11/2014
2014	101	FV	200,000	0	8,019.	244,400	444,400	444,400	Year End Roll	12/16/2013
2013	101	FV	200,000	0	8,019.	232,500	432,500	432,500		12/13/2012

!7334!

PRINT

Date	Time
12/10/20	21:58:58

LAST REV

Date	Time
11/30/20	14:10:52
danam	

PAT ACCT. 7334

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAPANI SALVATO	62546-1		8/29/2013		540,000	No	No		
TRAPANI SALVATO	25555-231		8/9/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	57985
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2020	1364	Addition						
8/12/2016	2028	Redo Bat	10,000	O				
6/21/2004	552	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/6/2012	OWNR INFO	MM	Mary M
4/18/2009	Inspected	372	PATRIOT
1/5/2009	Measured	336	PATRIOT
3/13/2000	Missed Appt.	270	PATRIOT
1/27/2000	Measured	264	PATRIOT
8/6/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8019		Sq. Ft.	Site		0	70.	0.82	5									462,401						462,400	

Total AC/HA:	0.18409	Total SF/SM:	8019	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	462,401	Spl Credit		Total:	462,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1M - Drywall		
Sec Int Wall:	2 - Plaster	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319221
Depreciation:	59375
Depreciated Total:	259846

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

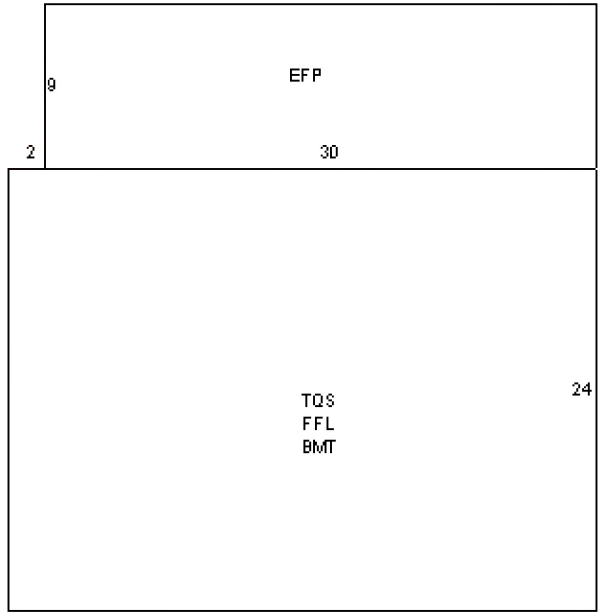
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	109.07
Final Total:	259800	Val/Su SzAd	193.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.520	32,656
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	576	141.740	81,640
EFP	Enclos Porch	270	37.300	10,072

Net Sketched Area:	2,382			Total:	233,221
Size Ad	1344	Gross Are	2574	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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